

CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 09/19/00

AGENDA ITEM _____

WORK SESSION ITEM 1.05.0002

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Cannery Area Design Concept Alternatives

RECOMMENDATION:

It is recommended that the City Council review and comment on the attached report.

BACKGROUND:

Pursuant to action taken by the City Council on June 27, 2000, staff has begun work with the firm of Solomon E.T.C. to develop a Design Concept for the Cannery Area. The Cannery Study Area, which comprises approximately 120 acres, includes three distinct older industrial areas bordering the Burbank Neighborhood (see Exhibit A). The focus of work to date has been on Area 2, which is also the area affected by the moratorium on land use and building approvals adopted by the Council on July 25, 2000 (see Exhibit B). Area 2 comprises approximately 73 acres and is located south of West A Street along both sides of the Union Pacific railroad tracks, extending to Amador Street on the west, Filbert Street on the east, and Winton Avenue on the south. Major businesses in this area include Select Foods (refrigerated warehousing), United Can (coating plant), GSC Logistics and Foster Farms (distribution and warehousing facilities).

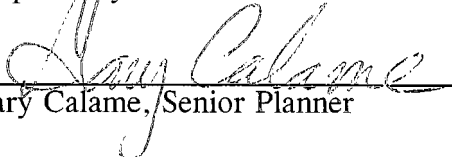
As directed by the Council, the objective is to formulate a broad-brush, conceptual design that provides a vision for the study area and illustrates how future redevelopment of the area could be integrated with the surrounding neighborhoods. Possibilities for multiple uses and various phasing options have been explored by the consultants. The Council encouraged staff and the consultants to be creative and stretch the envelope of feasibility. For example, some of the alternatives even suggest the possibility of relocating Burbank School and/or Cannery Park within the study area. The conceptual design is to also articulate possible circulation patterns and transportation linkages to the Downtown BART Station area, Amtrak Intercity rail station and the Winton Avenue governmental complex. The final design concept will be sufficiently detailed so as to provide a framework for reviewing private sector development proposals and public agency capital improvements and related activities.

On July 27, 2000, the City sponsored an initial public workshop for area residents, businesses and property owners in order to provide an overview of the planning process and to solicit input on opportunities and challenges within the study area. Based on comments at that meeting, as well as comments from a subsequent meeting with area businesses and commercial property

owners, the consultants have prepared a series of preliminary conceptual design alternatives for Area 2 (see Exhibit C). These conceptual alternatives have been reviewed with representatives of the major commercial property owners in this area, as well as staff from the Hayward Area Recreation and Park District and the Hayward Area Unified School District. Separate study sessions with the elected boards of both districts have been scheduled during the week of September 25 to provide an opportunity for their review of these design alternatives. Following these meetings, and presentation of the alternatives at a second public workshop in early October, the consultants and City staff will conduct further analysis of the alternatives in order to formulate a preferred alternative that incorporates the desired design elements and reflects physical site constraints. As part of this analysis, the design concept will be expanded to include consideration of both Area 1 and Area 3.

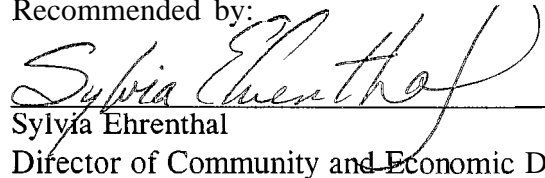
On September 7, 2000, the Environmental Protection Agency (EPA) Region 9 office contacted the Hayward Redevelopment Agency to announce then- approval of the Agency's application for Brownfields Targeted Site Assessment Program grant assistance. The Brownfields Targeted Site Assessment Program does not provide monetary grants. However, it provides personnel to conduct site assessments at targeted redevelopment sites to help minimize the uncertainties surrounding the actual or perceived environmental issues at these sites. In the grant application, the Agency has requested that the EPA conduct a Phase I environmental assessment for all three sub-areas of the Cannery Study Area and provide remediation options and cost estimates. The EPA will be contracting with the Army Corps of Engineers to manage this research and testing effort to be conducted by a private firm.

Prepared by:



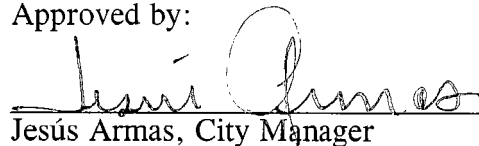
Gary Calame, Senior Planner

Recommended by:



Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:



Jesús Armas, City Manager

Attachments :

Exhibit A	Map of Cannery Study Area
Exhibit B	Map of Moratorium Area
Exhibit C	Cannery Area Concept Plan-Interim Report

9.15.00

Due to the size and color of the Exhibits, they are not available for viewing on the web site. The **report**, in its entirety, is available and on file in the **Planning** Division Office, Main Library, and in the **City Clerk's** Office.